



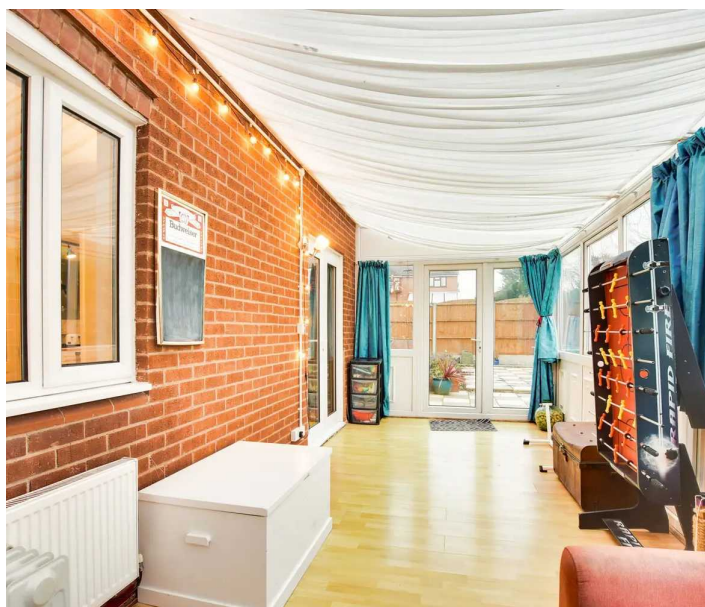
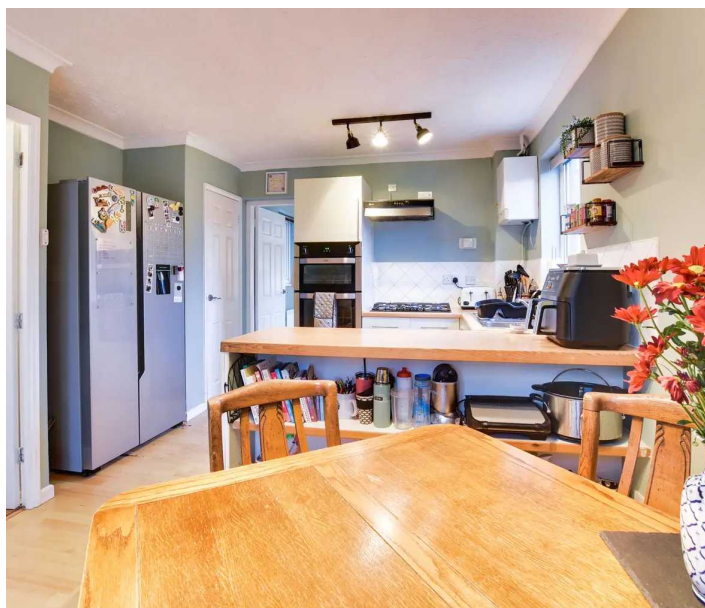
## Broad Meadow, Wigston

Offers Over £325,000

A charming four-bedroom home in Wigston features a welcoming entrance, lounge, well-equipped kitchen, bright conservatory, utility, and WC. Three double bedrooms, single bedroom - perfect space for an office area, well-maintained with driveway, garage, and garden.







#### **Entrance Hall**

With a window to the front elevation, storage cupboard, coat hooks and a radiator.

#### **Living Room**

13' 11" x 11' 9" (4.24m x 3.58m)

With a double glazed window to the rear elevation, gas fire and a radiator.

#### **Kitchen Diner**

15' 0" x 9' 4" (4.57m x 2.84m)

With a double-glazed window to the side elevation, breakfast bar, sink and drainer unit with a range of wall and base units with work surfaces over, extraction fan, double oven, gas hob, under stairs storage and a radiator.

#### **Conservatory**

22' 11" x 8' 6" (6.99m x 2.59m)

With windows to the side and rear elevations and a radiator.

#### **Utility Room**

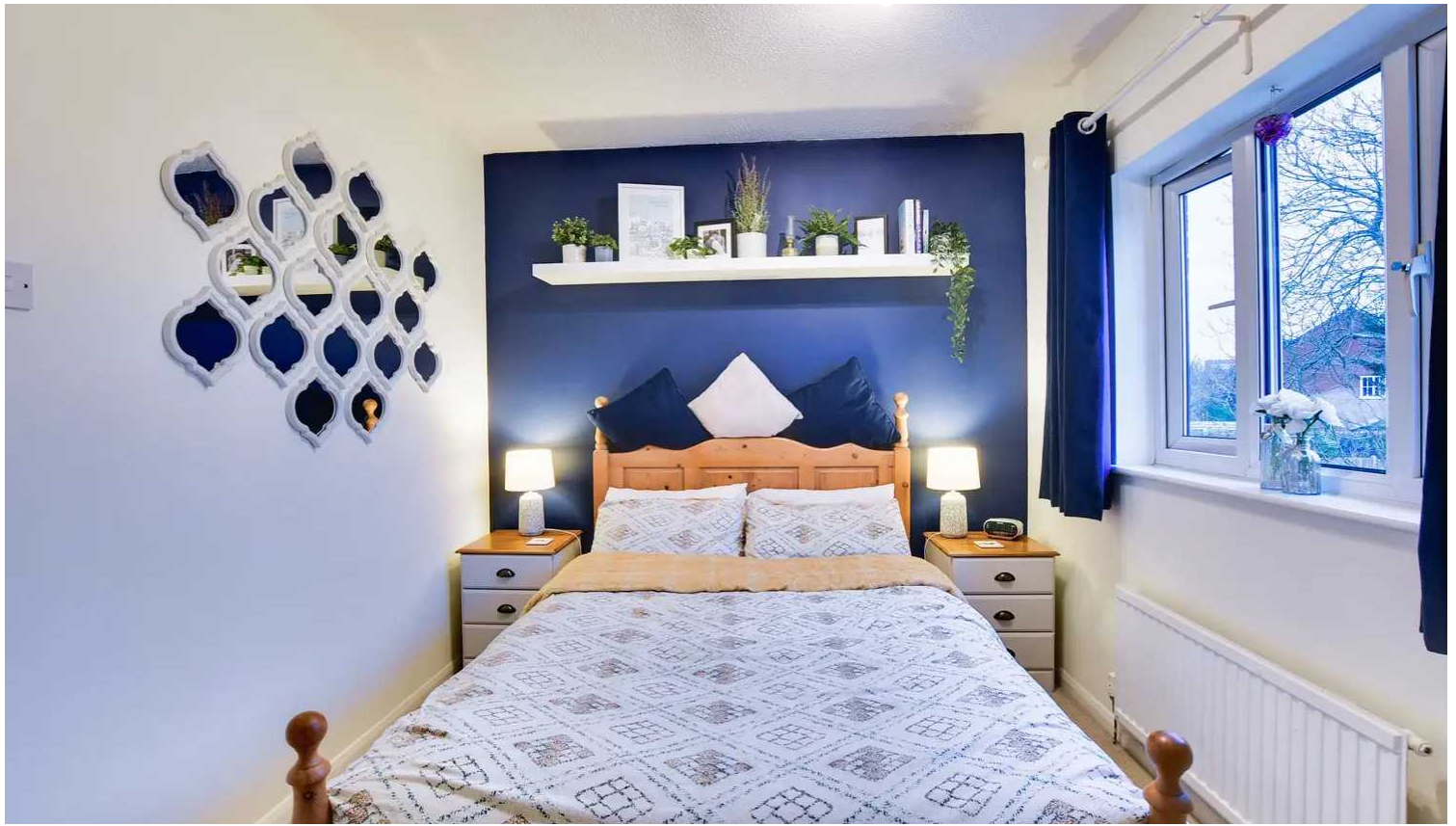
9' 3" x 8' 2" (2.82m x 2.49m)

With a double glazed window to the side elevation, a range of wall and base units with work surfaces over, room for appliances and a radiator.

#### **WC**

With a double-glazed window to the side elevation, WC, wash hand basin, wall cabinet and radiator.





### First Floor Landing

With a loft access hatch and a storage cupboard.

### Bedroom One

13' 7" x 8' 6" (4.14m x 2.59m)

With a double-glazed window to the rear elevation, built-in wardrobes and a radiator.

### Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

With a double glazed window to the front elevation and a radiator.

### Bedroom Three

9' 6" x 9' 5" (2.90m x 2.87m)

With a double glazed window to the rear elevation and a radiator.

### Bedroom Four

9' 11" x 5' 9" (3.02m x 1.75m)

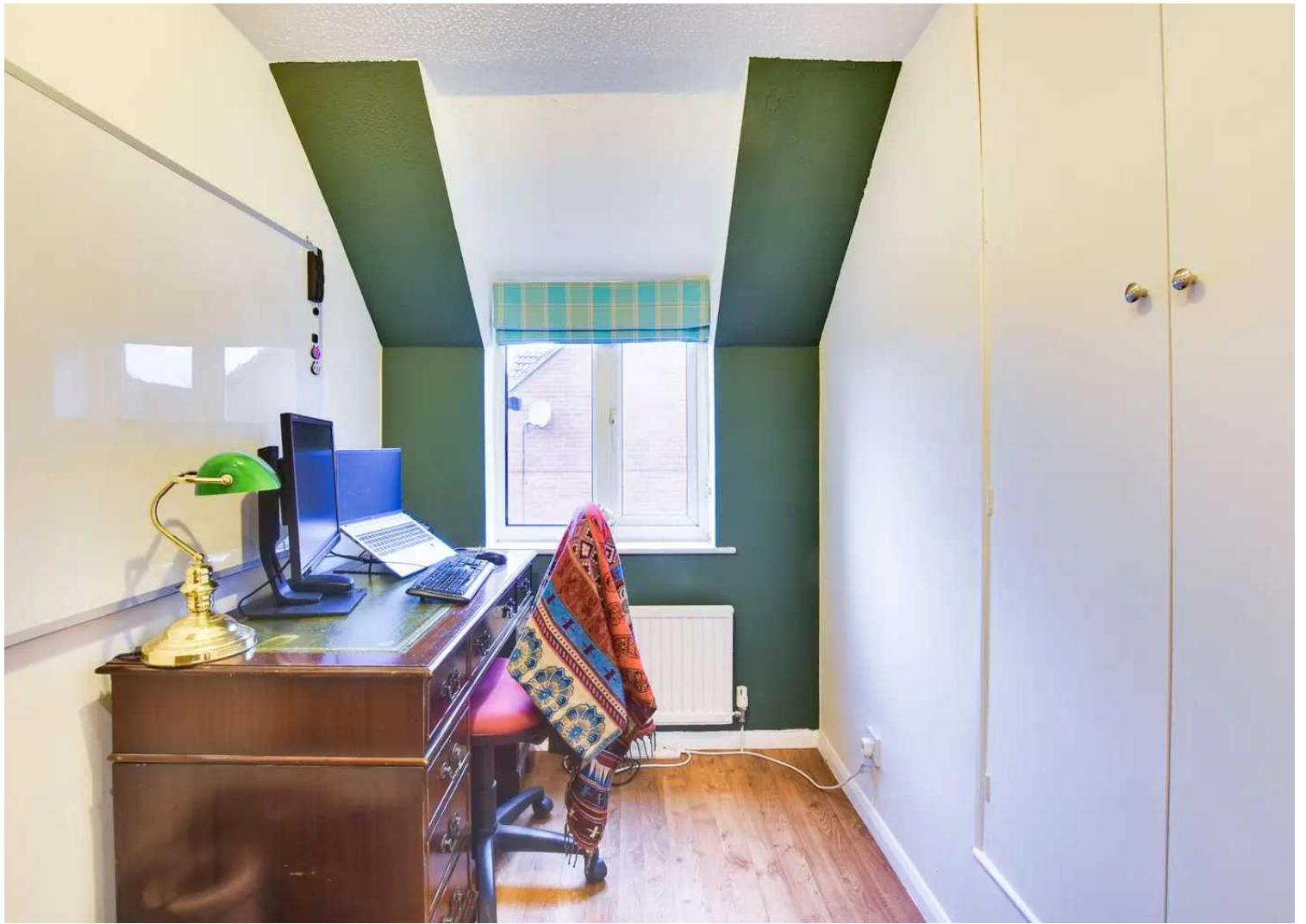
With a double glazed window to the side elevation, built-in wardrobes and a radiator.

### Bathroom

6' 2" x 6' 4" (1.88m x 1.93m)

With a double-glazed window to the rear, WC, wash hand basin, bath with shower over and a heated towel rail.













### **Garden**

An L-shaped garden with flower beds, patio area, barbeque and picnic area, lawn, rock garden patio area, and side access to the front elevation.

### **Garage**

Garage with the rear being converted for storage use.

### **Driveway**

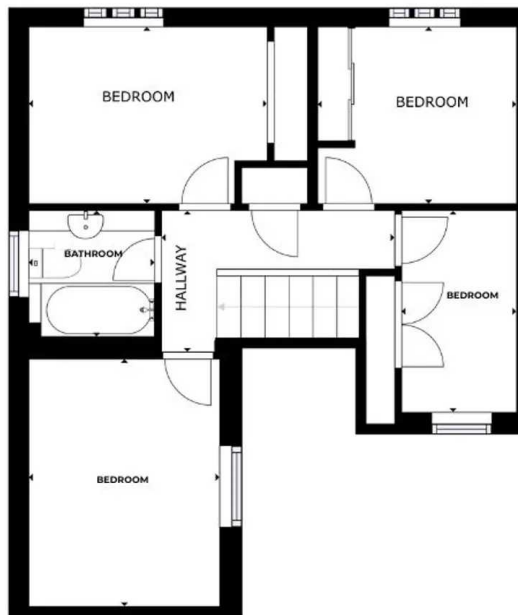
With parking for two vehicles.



GROUND FLOOR



GROSS INTERNAL AREA  
 GROUND FLOOR: 68.23 m<sup>2</sup>, SECOND FLOOR: 52.99 m<sup>2</sup>  
 TOTAL: 121.22 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR



GROSS INTERNAL AREA  
 GROUND FLOOR: 68.23 m<sup>2</sup>, SECOND FLOOR: 52.99 m<sup>2</sup>  
 TOTAL: 121.22 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and popular local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.